

Ripton Zoning Board of Adjustment

Meeting: April 13, 2010

7:00 p.m.

MINUTES

Present: Charles Billings, Alison Joseph, Jim Kater, Warren King, Len Tiedemann

Visitors: Amy Sheldon, Sally Hoyler, Lynn Coeby

1. The minutes of 9 March 2010 will be reviewed at the May meeting.
2. **Hearing #10-3.** Town of Ripton application for a permit for a riverbank erosion protection project affecting parcels #10-01-11,-14,-18,-19,-20,-21 in the Ripton village area. The project involves the construction of a flood chute on the south bank of the river (McKnight property, 10-01-21), the construction of a channel-spanning grade control weir across the river, and the stabilization of approximately 710 feet of the north bank of the river with rip-rap. Visitors were sworn in and Amy Sheldon presented the project for the Town.
 - a. Ms. Sheldon explained that the project is a result of 2008 flooding, and subsequent eligibility for federal and state funding for riverbank stabilization and erosion mitigation. A plan by the engineering firm, Malone & McBroom, was shown, with the project extending from the Beaudoin property at the east, to the Collitt property at the west, and a flood chute, rip-rap, and a weir described.
 - b. Charles Billings asked if the weir could push sediment to the south bank of the river. Ms. Sheldon explained that the weir slows water rather than pushing sediment in one direction, that it should prevent the bed from eroding down and undercutting rock. Mr. Billings initiated discussion about moving the river further south of the village, the Bylaw statement regarding “preserving life and property”, and about public access. Discussion followed about an old foundation upstream of the project, about what may or may not have been the “original” curvature of the river, about maintaining vegetation, and that the height of the rip-rap will not be higher than the current height of the riverbank.
 - c. Len Tiedemann asked about fallen trees collecting and maintenance. Amy Sheldon responded that there is no ongoing maintenance for tree removal in this project.
 - d. Sally Hoyler asked about maintaining the existing riverbank condition of irregular stone, pools, and sitting areas. Ms. Sheldon stated that the contractor may be asked about rock placement, but that the pools and sitting areas may potentially be lost.
 - e. Mr. Billings asked for public access to the river. Ms. Sheldon explained that public access will be where it is now. All parcels in the project area are privately owned, though Carol McKnight is donating an easement for the flood chute. There was discussion about visual access of the river by varying planting. Willows are proposed and wishes for variety and open views of the river were expressed.
 - f. The staging area for the project is at the Hoyler property. A road will be built in the stream, with work done per the timeframe specified by an Army Corps of Engineers permit. Jim Kater asked if the contractors have a record of success with this type of work. They do, and Amy Sheldon and Roy Schiff will be checking their work. Following construction disturbed areas, such as the Hoyler staging area, will be graded and seeded, plantings will be established, and all rock will be non-white stone to match the existing riverbank material.
 - g. Mr. King read from the Fluvial Erosion Hazard Zoning Bylaw to show why the permit is needed, and summarized the process of issuing a letter of decision, and how to appeal the decision. The Board entered deliberative session at 7:47 p.m.
 - h. The permit was approved with conditions that all contract provisions between the Town and Gravel Construction be met; that written approval be obtained from the affected landowners; that a plan for parking construction vehicles be established before construction begins; and that a final landscaping plan include a variety of plants, provide some views of the river, and be submitted for review by the ZBA and landowners.
 - i. Meeting adjourned: 8:00 p.m.

Respectfully submitted,
Alison Joseph Dickinson